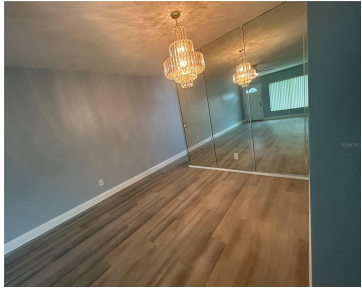


2460 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



Look no further. First floor unit in Top Of The World ready for a new owner. Fresh paint, ceiling fans, new luxury vinyl, Newer A/C, Water Heater and Electric panel, makes it move in ready! This condo offers a range of outdoor and community amenities that enhance the living experience. The beautifully landscaped grounds are [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1100 sq ft



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Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: REALTY EXPERTS

Status: Active

Office ID: MFR260031755

MLS ID: MFRTB8334126

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8334126>

Basics

Unit Number: 6

Date added: Added 3 days ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 147860 sq ft

UnitNumber: 6

ListOfficeName: REALTY EXPERTS

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1100 sq ft

Year built: 1971

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Location Details

Township: 29

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom

Flooring: Vinyl

Pool Features: In Ground, Lighting

Exterior Features: Lighting, Sidewalk, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Refrigerator, Washer

Laundry Features: Inside

Pets Allowed: Breed Restrictions

Roof: Shingle

Water Source: None

Cooling: Central Air

Property Details

Subdivision Name: ON TOP OF THE WORLD

Levels: One

Foundation Details: Slab

Listing Terms: Cash

Parcel Number: 06-29-16-64010-017-0060

Direction Faces: South

Construction Materials: Block

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Elevator(s), Fitness Center, Golf Course, Pool, Spa/Hot Tub, Storage, Tennis Court(s), Vehicle Restrictions

Association Fee: 524

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

Community Features: Clubhouse, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Courts

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$2,358

Tax Legal Description: ON TOP OF THE WORLD UNIT 13
CONDO BLDG 17, APT 6 (WING "A" W)

Tax Lot: 0600

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x11	First	11	15
Bedroom 2	12x11	First	11	12
Living Room	15.5x17	First	17	15.5
Dining Room	9x11	First	11	9
Kitchen	12x10	First	10	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Courts

PoolFeatures: In Ground, Lighting

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

Amenities: Dishwasher, Dryer, Exhaust Fan, Range, Refrigerator, Washer



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Building Details

NewConstructionYN: No
Exterior material: Block

Heating: Central
Roof: Shingle

Miscellaneous

Ownership: Condominium **Disclosures:** Condominium Disclosure Available, Flood Disclosure, HOA/PUD/Condo Disclosure

Occupant Type: Vacant **Showing Requirements:** Call Listing Agent, Go Direct, Lock Box Coded, See Remarks



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